

PARCEL 98
L 406 F. 38
CLYDE M. WEATHERHOLZ

COORDINATE LIST

NO.	NORTH	EAST
1	558,128.514	1,351,121.904
2	558,158.583	1,351,130.535
3	558,389.948	1,351,208.459
4	558,420.699	1,351,065.366
5	558,561.602	1,351,122.746
6	558,577.027	1,351,413.100
7	558,444.141	1,351,400.626
8	558,319.035	1,351,355.489
9	558,251.648	1,351,289.209
10	558,167.151	1,351,232.555
11	558,157.103	1,351,225.817
12	558,142.371	1,351,227.575

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	21,987 SQ.FT.	1,987 SQ.FT.	20,000 SQ.FT.
2	22,422 SQ.FT.	2,422 SQ.FT.	20,000 SQ.FT.
3	21,699 SQ.FT.	1,699 SQ.FT.	20,000 SQ.FT.

26' USE-IN COMMON EASEMENT FOR LOT 1, 2 & 3 AND LOT 1 OF FUTURE SUBDIVISION OF PARCEL 112

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT) AND THE CITY OF MARKERS HAVE BEEN COMPLETED.

JOHN B. MILDENBERG, SURVEYOR
DATE: 7/24/03
Kenneth R. Welk SR., OWNER
DATE: 7/29/03
Carol C. Welk, OWNER
DATE: 7/29/03

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.97 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0.06 AC ±
AREA	2.03 AC ±

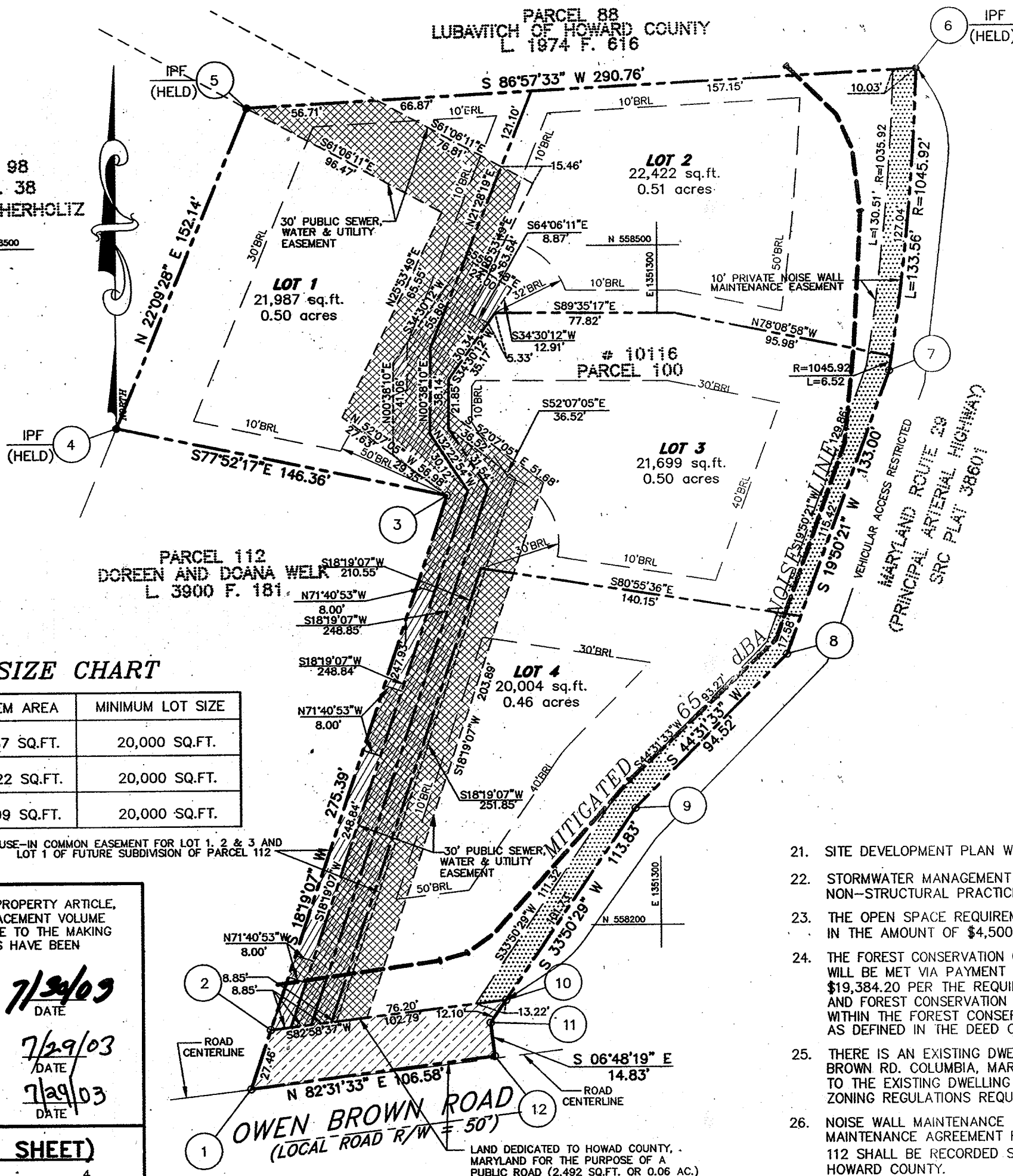
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Lenny Brewster, HOWARD COUNTY HEALTH OFFICER
DATE: 8/14/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director, DEVELOPMENT ENGINEERING DIVISION
DATE: 8/22/03

PARCEL 88
LUBAVITCH OF HOWARD COUNTY
L 1874 F. 616



- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR DEVELOPMENT ON LOTS 1, 2, AND 4.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$4,500.00 FOR LOTS 1, 2 AND 4.
- THE FOREST CONSERVATION OBLIGATION OF 0.89 ACRES (38,768.4 SQ. FT.) OF REFORESTATION WILL BE MET VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION IN THE AMOUNT OF \$19,384.20 PER THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 3 TO REMAIN, KNOWN AS 10116 OWEN BROWN RD., COLUMBIA, MARYLAND 21044. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NOISE WALL MAINTENANCE AGREEMENT FOR LOTS 1 THRU 4 AND USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 AND FUTURE LOT 1 OF SUBDIVISION OF 112 SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORD OF HOWARD COUNTY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEWER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 4, ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 65 dBA NOISE LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

OWNER'S STATEMENT

WE, KENNETH ROBERT WELK SR. AND CAROL CLARK WELK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 29th DAY OF JULY, 2003

Kenneth R. Welk SR.
KENNETH R. WELK SR., OWNER

Samuel Alomen
WITNESS

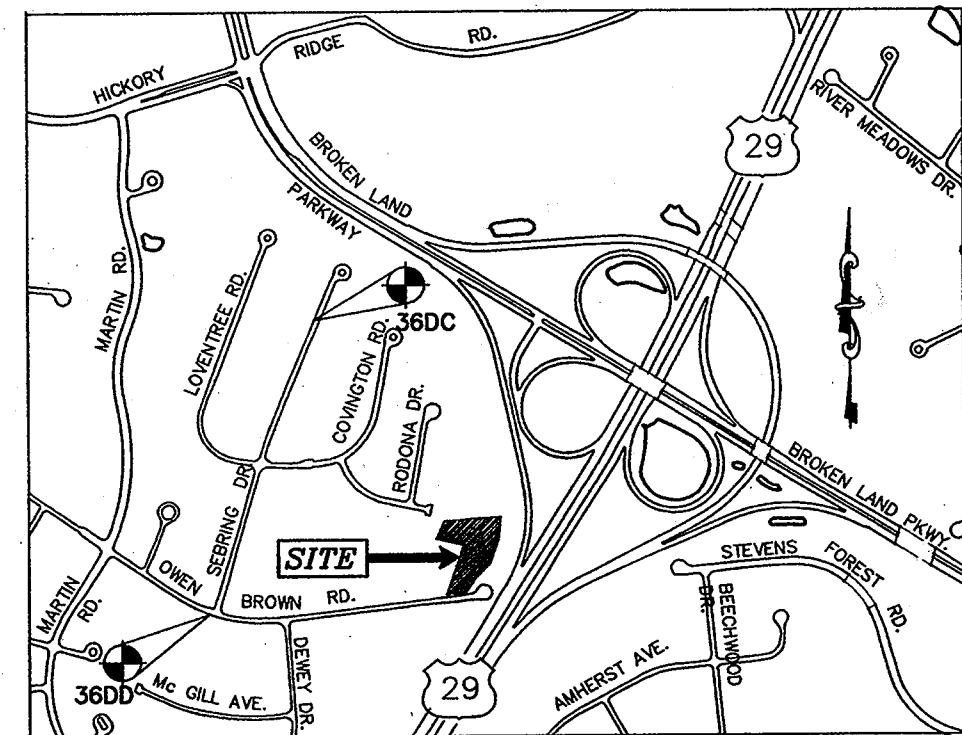
Carol C. Welk
CAROL C. WELK, OWNER

Samuel Alomen
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY KENNETH ROBERT WELK TO KENNETH ROBERT WELK, SR. AND CAROL CLARK WELK, DATED MAY 11, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1996 AT FOLIO 262 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG
DATE: 7/24/03



GENERAL NOTES

- TAX MAP: 36, PARCEL: 100
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 36DC, 36DD
STA. No. 36DC N 559,590.570 E 1,350,440.606 ELEV. 381.007
STA. No. 36DD N 558,056.573 E 1,349,892.314 ELEV. 393.153
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT NOVEMBER 5, 2002.
- ▨ DENOTES USE-IN-COMMON EASEMENT
 - ▨ DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 - ▨ DENOTES SEWER, WATER & UTILITY EASEMENT
 - ▨ DENOTES NOISE WALL MAINTENANCE EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR THE FLAG OF PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (13 SHADE TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,900.00.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.

RECORDED AS PLAT 11643 ON 8/28/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WELK PROPERTY
LOTS: 1 THRU 4

SHEET 1 OF 1

TAX MAP 36 5TH ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 100 HOWARD COUNTY, MARYLAND DATE: JULY 2003
GRID: 13 EX. ZONING R-20

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.